

004.0

Map

0002

Block

0001.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,168,900 /

USE VALUE: 1,168,900 /

ASSESSed: 1,168,900 /

Total Card /

Total Parcel

1,168,900

1,168,900

1,168,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107	-109	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LAMPROS MARIA ETAL/ TRUSTEES

Owner 2: VELONIAS-LAMPROS REVOCABLE

Owner 3:

Street 1: 2261 MASSACHUSETTS AVENUE

Street 2:

Twn/City: LEXINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02421

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5979.000	684,300	5,100	479,500	1,168,900
Total Card	0.137	684,300	5,100	479,500	1,168,900
Total Parcel	0.137	684,300	5,100	479,500	1,168,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	355.40	/Parcel:	355.4

Legal Description

User Acct

3711

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 004.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	684,700	5100	5,979.	479,500	1,169,300	1,169,300	Year End Roll	12/18/2019
2019	104	FV	431,200	5100	5,979.	509,500	945,800	945,800	Year End Roll	1/3/2019
2018	104	FV	429,300	5100	5,979.	371,600	806,000	806,000	Year End Roll	12/20/2017
2017	104	FV	402,700	5100	5,979.	323,700	731,500	731,500	Year End Roll	1/3/2017
2016	104	FV	320,400	5100	5,979.	275,700	601,200	601,200	Year End	1/4/2016
2015	104	FV	285,100	5100	5,979.	269,700	559,900	559,900	Year End Roll	12/11/2014
2014	104	FV	285,100	5100	5,979.	221,800	512,000	512,000	Year End Roll	12/16/2013
2013	104	FV	296,800	5100	5,979.	211,000	512,900	512,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMPROS MARIA & JACOPPI JOSEPH	74120-96	1	2/12/2020	Convenience		1	No	No	
GURECKI HELEN V	65914-206		8/14/2015		840,000	No	No		
GURECKI HELEN V	54262-33		2/5/2010	Family		1	No	No	
GURECKI HELEN V	23659-488		9/16/1993			1	No	No	F

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2018	1559	Inter Fi	30,000					
7/16/2018	977	Dormers	59,000	O				
7/10/2018	926	Heat App	8,500	C				
6/12/2018	775	Inter Fi	15,000	C				
3/20/2018	285	Porch	3,500	C				
11/28/2006	1032	Manual	6,500	C				new support for re

Date	Result	By	Name
7/31/2019	Left Notice	DGM	D Mann
7/31/2019	Permit Visit	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
1/29/2009	Meas/Inspect	336	PATRIOT
10/14/1999	Inspected	267	PATRIOT
9/20/1999	Measured	263	PATRIOT
9/20/1999	Mailer Sent		
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5979		Sq. Ft.	Site		0	80.	1.00	1									479,497						479,500	

Total AC/HA: 0.13726

Total SF/SM: 5979

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 479,497

Spl Credit

Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

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Residential

ARLINGTON

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Total Card /

Total Parcel

1,168,900

1,168,900

1,168,900

PROPERTY LOCATION

OWNERSHIP

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Legal Description

User Acct

3711

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

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TAX DISTRICT

PAT ACCT.

ACTIVITY INFORMATION

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Database: AssessPro - FY2021

aprob

2021

